

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, September 25, 2014 at approximately 7:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this Public Hearing is to solicit public input on the proposed Deer Trail Townhome Subdivision at 792 West 400 North.

The proposed subdivision is available for public review at the Moab City Planning Office located at 217 East Center Street and on the website at www.moabcity.org. Written public comment may be directed to the Planning Department at the listed address. To ensure that the Planning Commission has the opportunity to review written comments prior to the meeting, written comments will only be accepted until 5 pm the day prior to the public hearing.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5129 at least three (3) working days prior to the meeting.

/s/ Sommar Johnson
Zoning Administrator

Published in the Times Independent, September 11 and September 18, 2014.

NARRATIVE

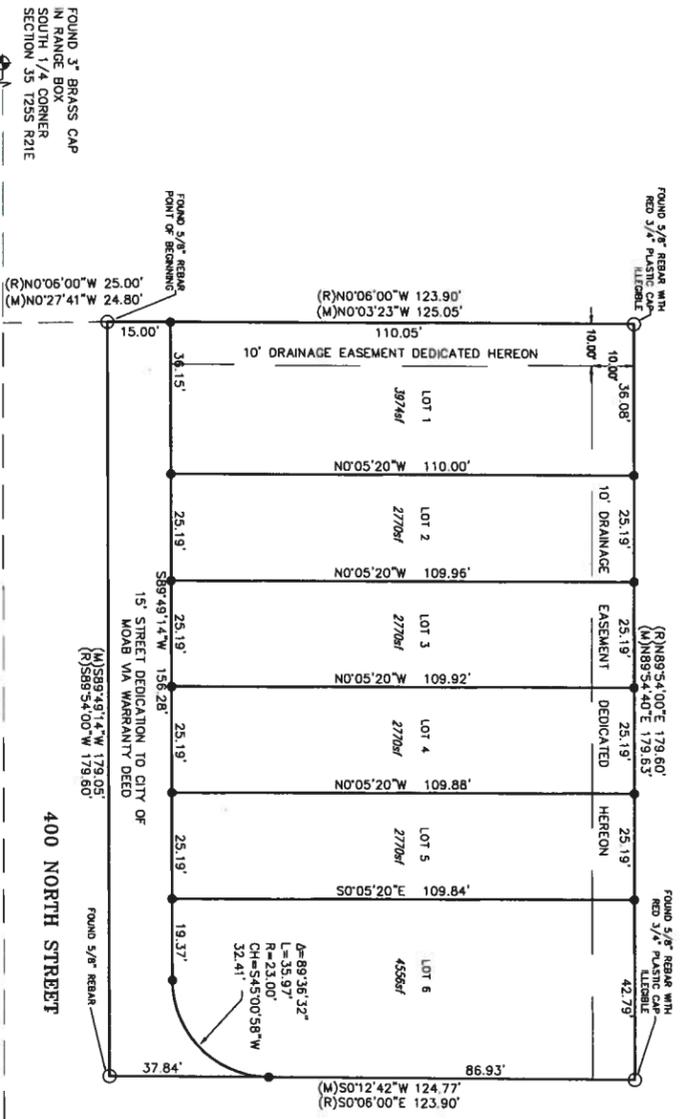
DEER TRAIL SUBDIVISION

The Deer Trail Town Home Subdivision is located at 729 West and 400 North. The total parcel is .51 acres and will be divided into six Town Home lots. The improvements to the subdivision will include curb, gutter, sidewalk and a 15' widening of 400 North where it abuts the subdivision. These improvements should be completed by Oct 30 2014.

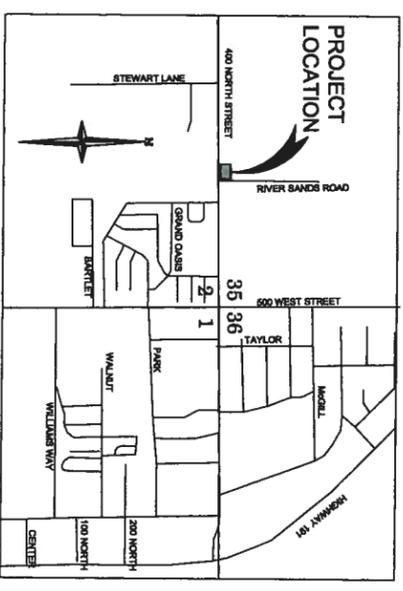
This parcel was zoned R4 by the Moab City Planning Commission with the intension of providing much need attainable housing inside city limits for Moab City residents.

The owner of the parcel has been working with the Housing Authority of Southeastern Utah to provide a site close to the city center where qualified residents can build a home at a cost that is manageable. Please see the enclosed Letter Of Intent from the Housing Authority regarding the purchase of the six lots for their project.

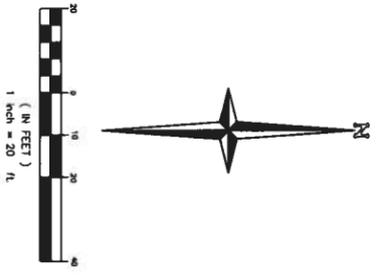
**A PRELIMINARY PLAT OF
DEER TRAIL TOWNHOME SUBDIVISION**
LOCATED WITHIN THE SW1/4 SE1/4 OF SECTION 35, T25S, R21E, SLBM,
MOAB CITY, GRAND COUNTY, UTAH



ACREAGE CHART		±
LOTS 0.450 AC	87%	
STREET ROW 0.085 AC	12%	
TOTAL	516 AC	100%



- LEGEND**
- ◆ FOUND SECTION MONUMENT AS NOTED
 - SET 5/8" REBAR WITH ALUM CAP MARKED 190107-2201
 - FOUND SURVEY MONUMENT AS NOTED



DEED DESCRIPTION
A PARCEL OF LAND IN THE SE 1/2 SECTION 35, T25S, R21E, SLBM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT A POINT WHICH BEARS WITH THE SECTION LINE S 89 DEG. 54' W 1875.5 FEET THENCE N 10 DEG. 07' W 250 FEET FROM THE SE CORNER OF SECTION 35, T25S, R21E, SLBM TO THE POINT OF BEGINNING, THENCE N 02 DEG. 06' W 1213 FEET THENCE N 89 DEG. 54' E 179.6 FEET, THENCE S 0 DEG. 00' E 123.9 FEET, THENCE S 89 DEG. 54' W 179.6 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S DESCRIPTION
A PARCEL OF LAND IN THE SE 1/2 SECTION 35, T25S, R21E, SLBM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT A POINT WHICH BEARS WITH THE SECTION LINE S 89 DEG. 54' W 1875.5 FEET, THENCE N 10 DEG. 07' W 250 FEET FROM THE SE CORNER OF SECTION 35, T25S, R21E, SLBM TO THE POINT OF BEGINNING, THENCE N 02 DEG. 06' W 1213 FEET, THENCE N 89 DEG. 54' E 179.6 FEET, THENCE S 0 DEG. 00' E 123.9 FEET, THENCE S 89 DEG. 54' W 179.6 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.514 ACRES, MORE OR LESS.

OWNER'S & INTERESTS' DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE
DEER TRAIL TOWNHOME SUBDIVISION
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL DRAINAGE EASEMENTS AS INTERFERED FOR PUBLIC USE.
IN WITNESS WHEREOF I HAVE HERETO SET MY HANDS THIS ____ DAY OF _____ A.D., 2014.

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF GRAND) S.S.
ON THE ____ DAY OF _____ A.D. 2014, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

SURVEYOR'S CERTIFICATE
I, WILLIAM F. BREWSTER, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.190107-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND I FURTHER CERTIFY THAT UNDER AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS DEER TRAIL TOWNHOME SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



William F. Brewster
8-28-2014
RECEIVED
AUG 29 2014
CITY OF MOAB

A PRELIMINARY PLAT OF DEER TOWNHOME SUBDIVISION
LOCATED WITHIN THE SW1/4 SE1/4 OF SECTION 35, T25S, R21E, SLBM,
MOAB CITY, GRAND COUNTY, UTAH

PUBLIC WORKS DIRECTOR _____ 2014
APPROVED THIS ____ DAY OF _____ 2014, BY _____

PLANNING COMMISSION CERTIFICATE
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT AND SAID TRACT AS STAKED EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
PLANNING COMMISSION CHAIRMAN _____ DATE _____

CITY ENGINEERS CERTIFICATE
PRESENTED TO THE _____ 2014, SUBDIVISION THIS ____ DAY OF _____ WAS ACCEPTED AND APPROVED.
CITY ATTORNEY _____ DATE _____

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____ DAY OF _____ 2014.
CITY ATTORNEY _____

COUNTY RECORDER NO. _____
STATE OF UTAH, COUNTY OF GRAND, RECORDED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____
COUNTY RECORDER _____

REVISION DATE: 08/27/14
DATE: 03/10/2010 PROJECT NO: 8619896 SHEET 1 OF 1 DRAWN BY: MBH

SMA
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